

3394 NW VILLAGE PARK DR
Preliminary Development Plan
Section 3, Township 47 North, Range 32 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

All of Lot 2B of Minor Plot of Village at View High--Lots 2A & 2B, in Lee's Summit, Jackson County, Missouri, Recorded as Document Number 2017E0113945.

ALL PAVING ON THE PRIVATE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

ARTICLE 8 NOTE IS ON PLANS.

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0412G EFFECTIVE DATE: JANUARY 20, 2017.

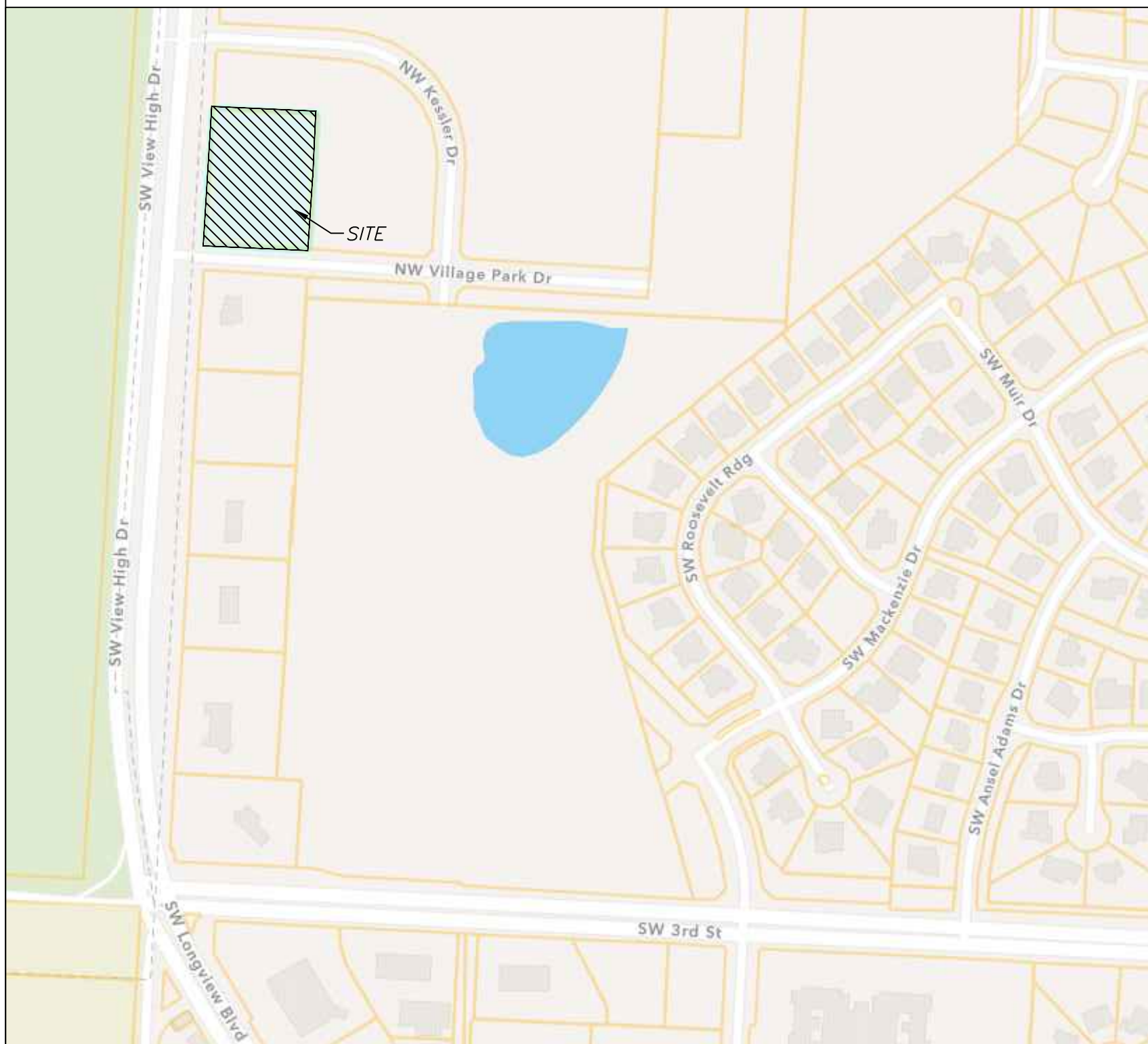
UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

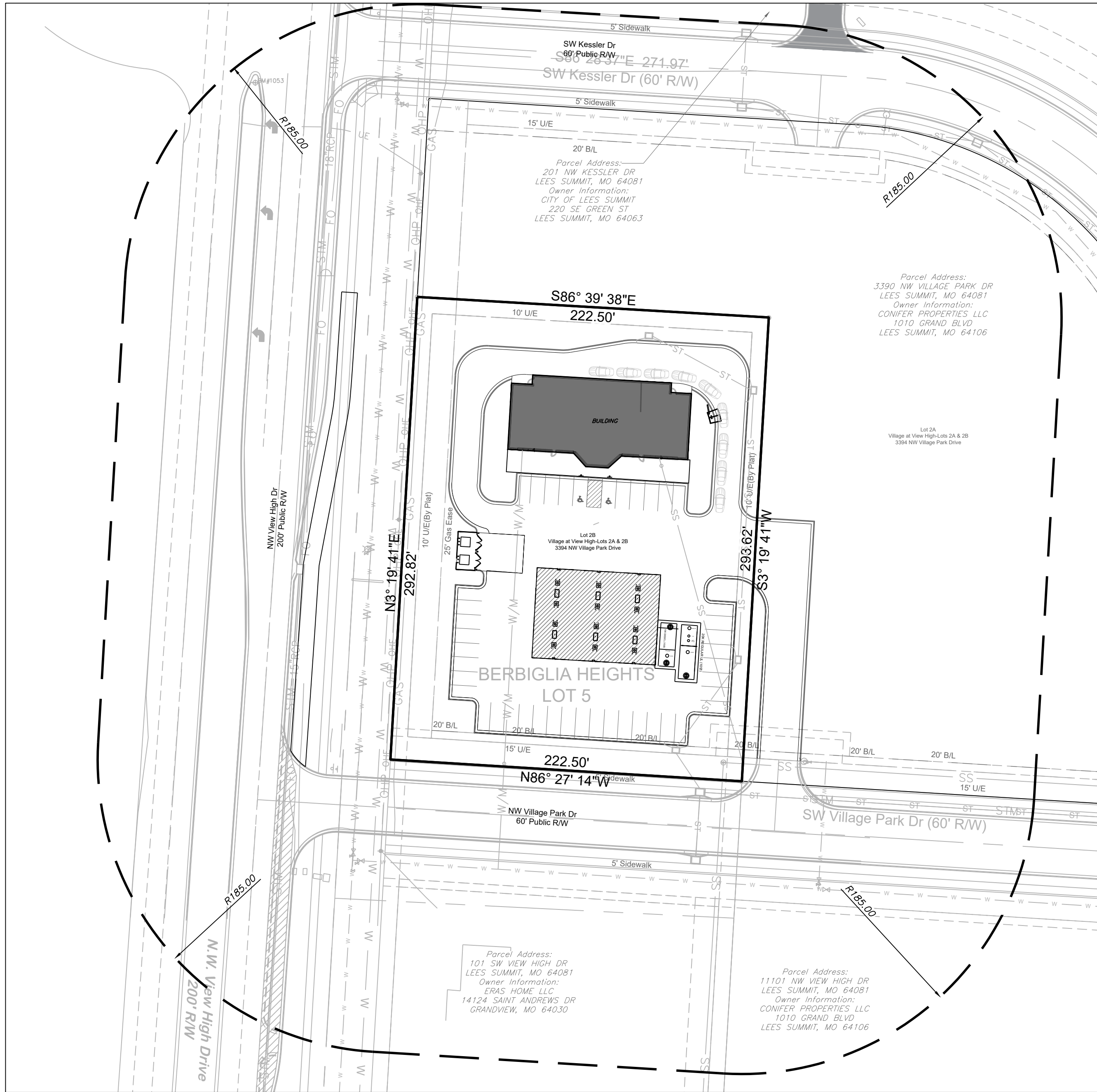
EVERGY - 298-1196
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

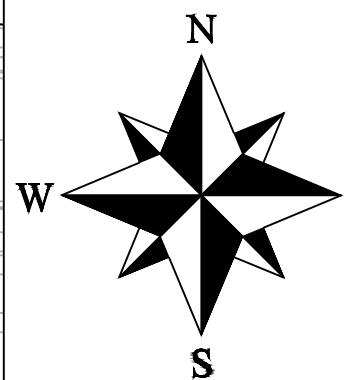


Vicinity Map



SITE LOCATION MAP

SCALE: 1"=50'



INDEX OF SHEETS:

- C.100 ~ OVERALL SITE PLAN
- C.101 ~ DEVELOPMENT SITE PLAN
- C.200 ~ GRADING PLAN
- C.300 ~ UTILITY PLAN
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

Site Impervious Area

Total Area	1.50 acres (65,241.23 sq. ft.)
Commercial Office Site	
Site Area	1.50 Acres
Building	6,668 sq. ft.
Parking	38,254 sq. ft.
Sidewalk	0 sq. ft.
Impervious Area	44,922 sq. ft. (68.9% of Site)
Floor-Area-Ratio	10.2%

Parking:	
Provided	
40 Standard (2 ADA Accessible)	
Required	
40 Standard (2 ADA Accessible)	
Total Parking Spaces	40

Current Zoning: PMIX
Proposed Zoning: PMIX

Site Improvement Notes

Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the north side of SW Village Park Dr.

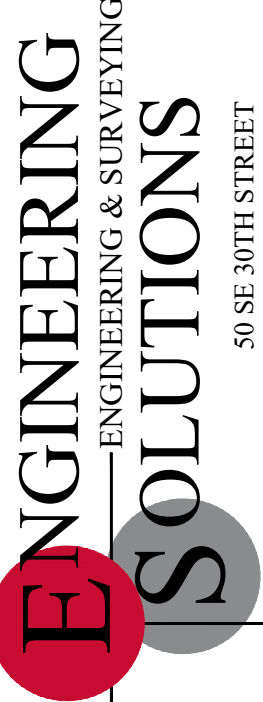
Water Main Improvements
-The site will utilize the existing water on the south side of SW Village Park Dr.

Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
-N/A

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter		
Existing Wood Fence	X	X
Existing Gas Main	GAS	
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-STM	X-STM
Existing Sanitary Sewer	X-SAN	X-SAN
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer	ST	ST
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	
Proposed 8" D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

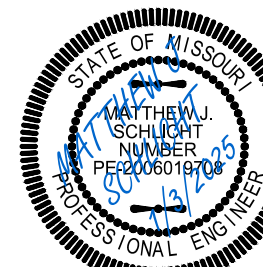


Professional Registration
Missouri
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3394 NW Village Park Dr
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

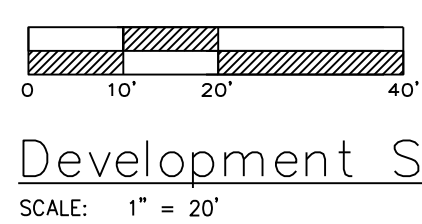
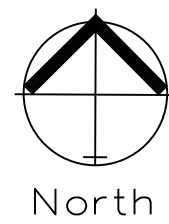
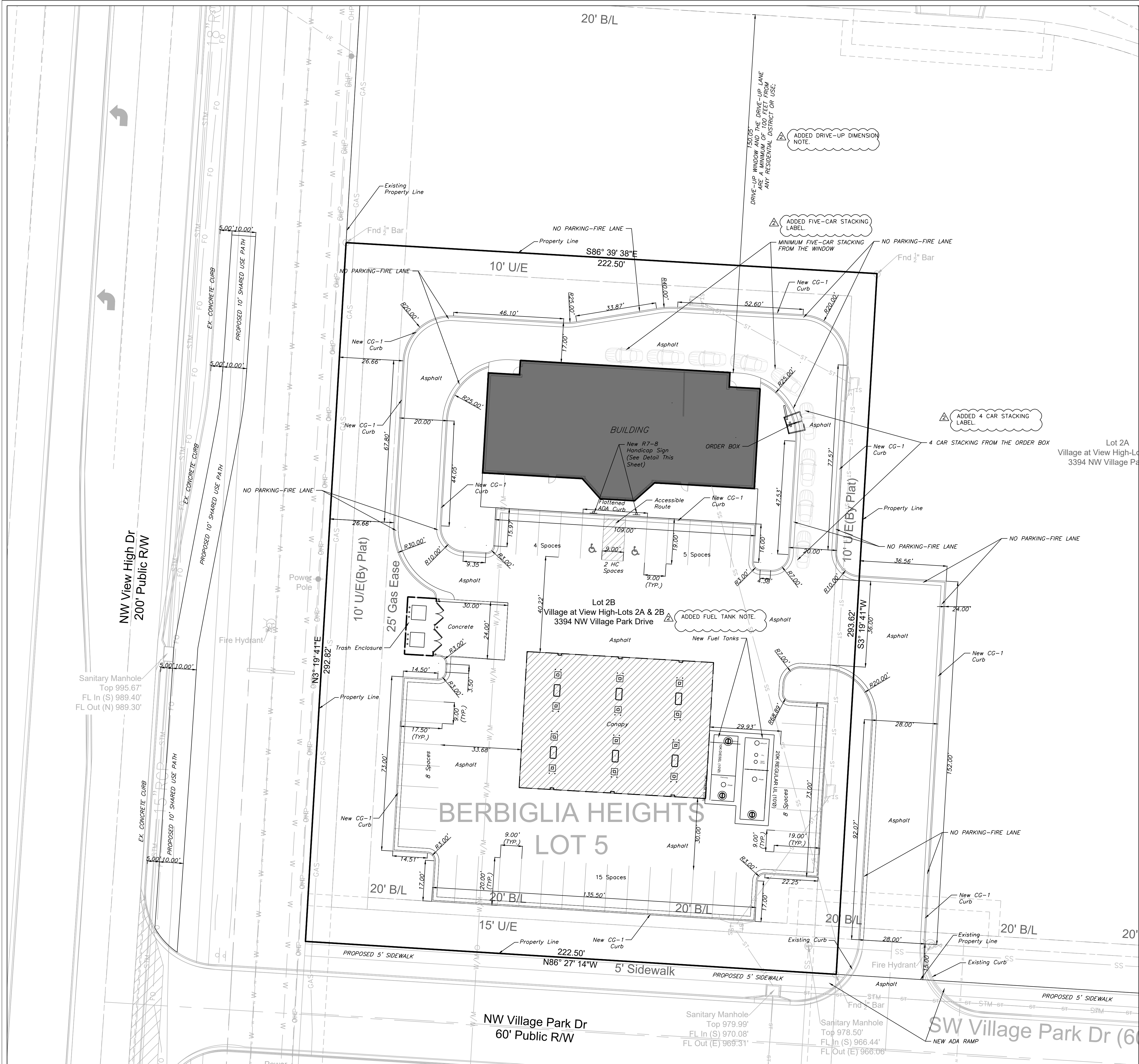
Project:
3394 NW VILLAGE
PARK
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November 20,
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OVERALL SITE PLAN
Construction Plans for:
3394 NW VILLAGE PARK DR
Lee's Summit, Jackson County, Missouri



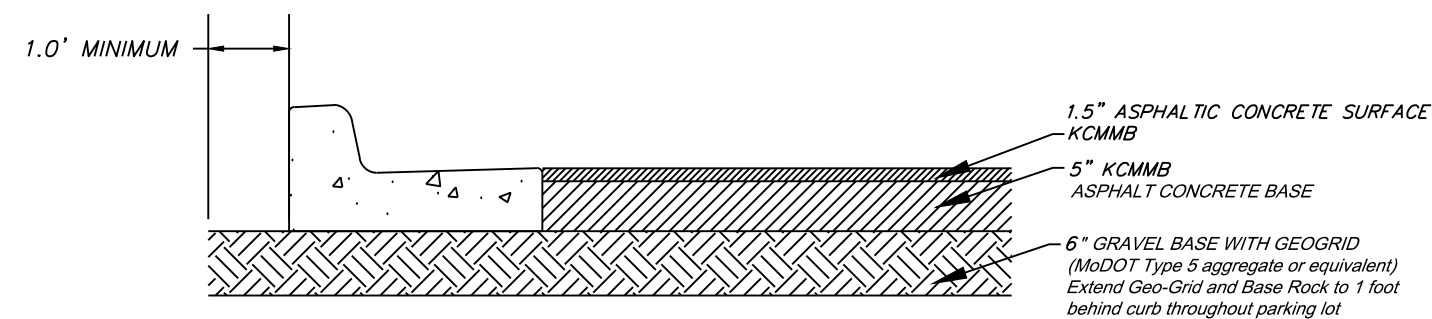
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KS PE 19071
OK PE 25526

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Development Site Plan

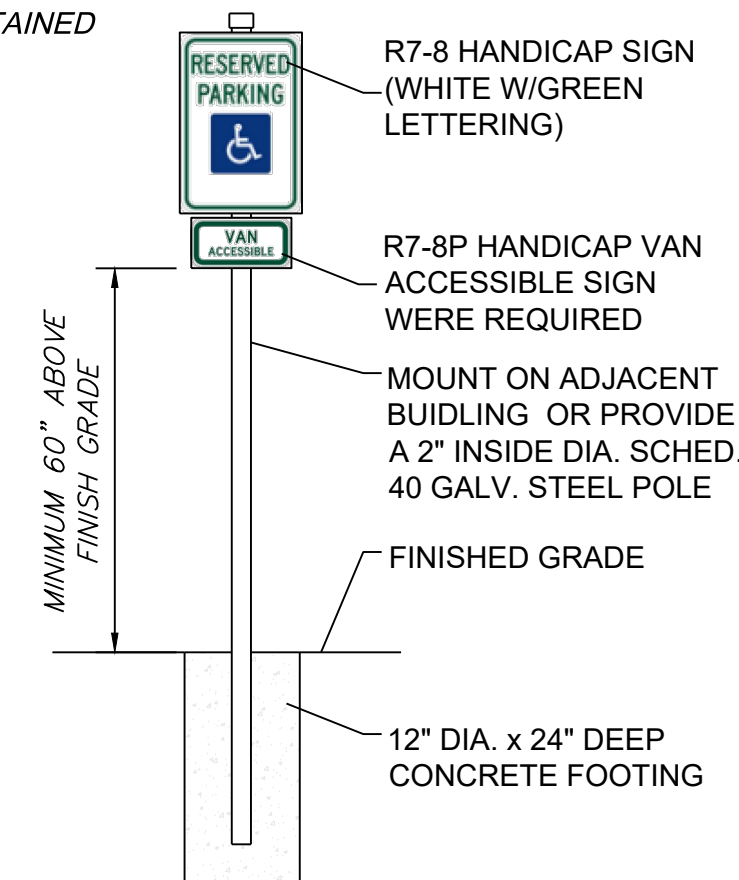
SCALE: 1" = 20'



PRIVATE ASPHALT PAVEMENT

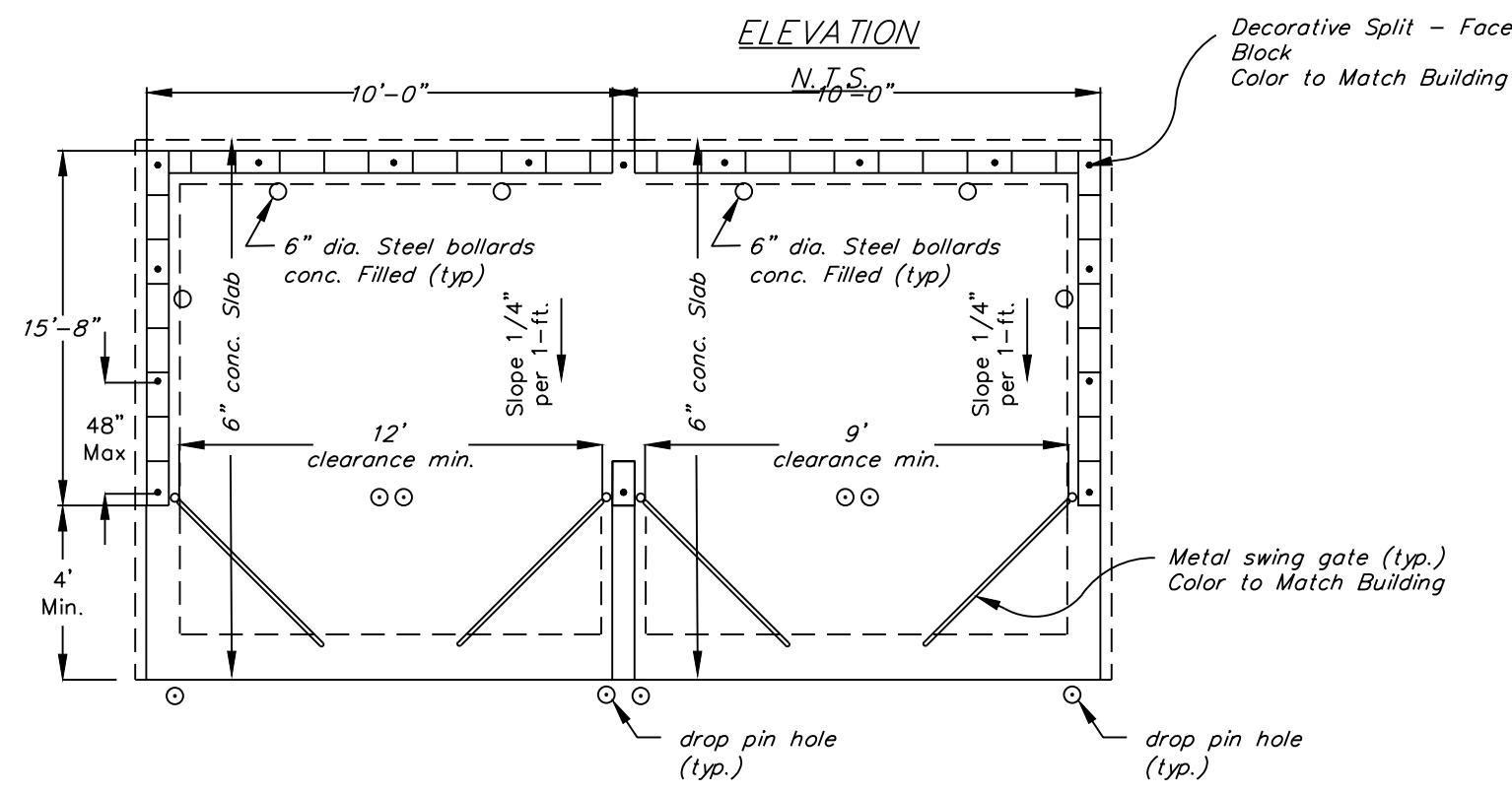
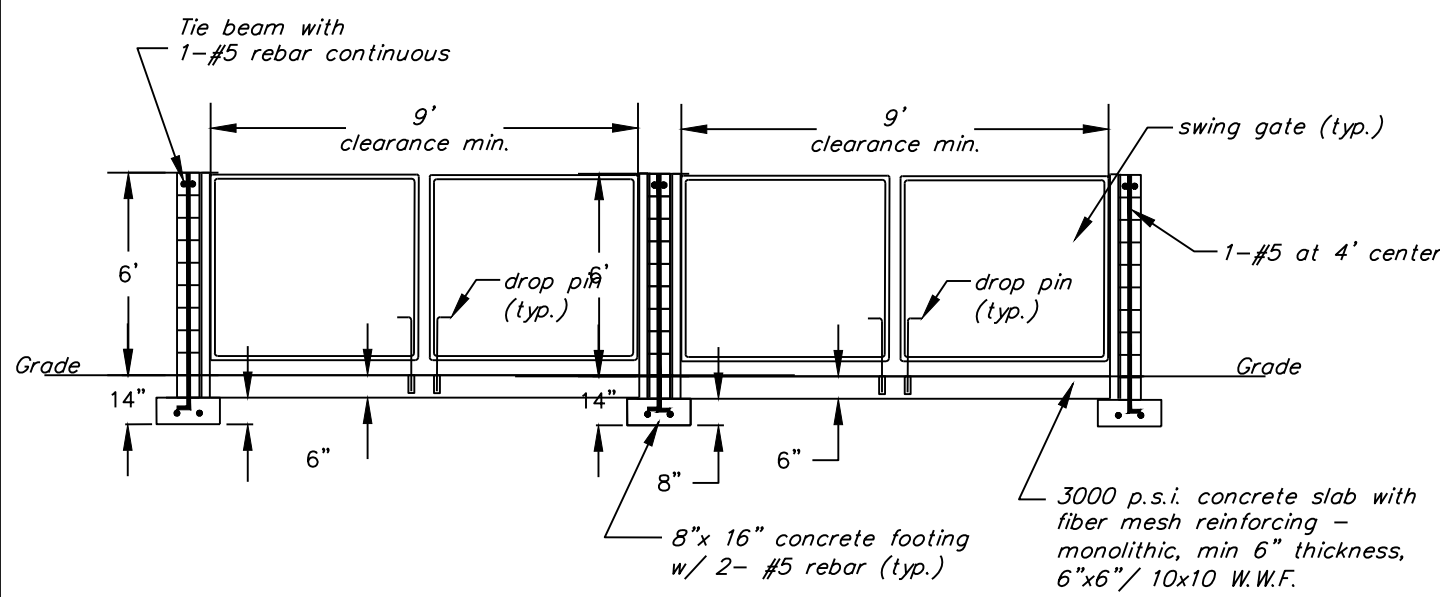
NOT TO SCALE

SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



HANDICAP SIGN DETAIL

NOT TO SCALE



PLAN

DUMPSTER ENCLOSURE

N.T.S.

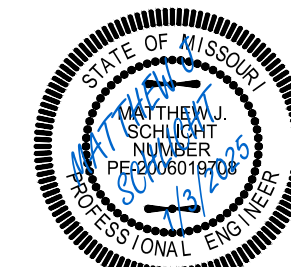


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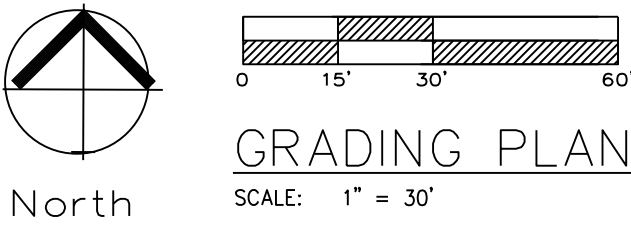
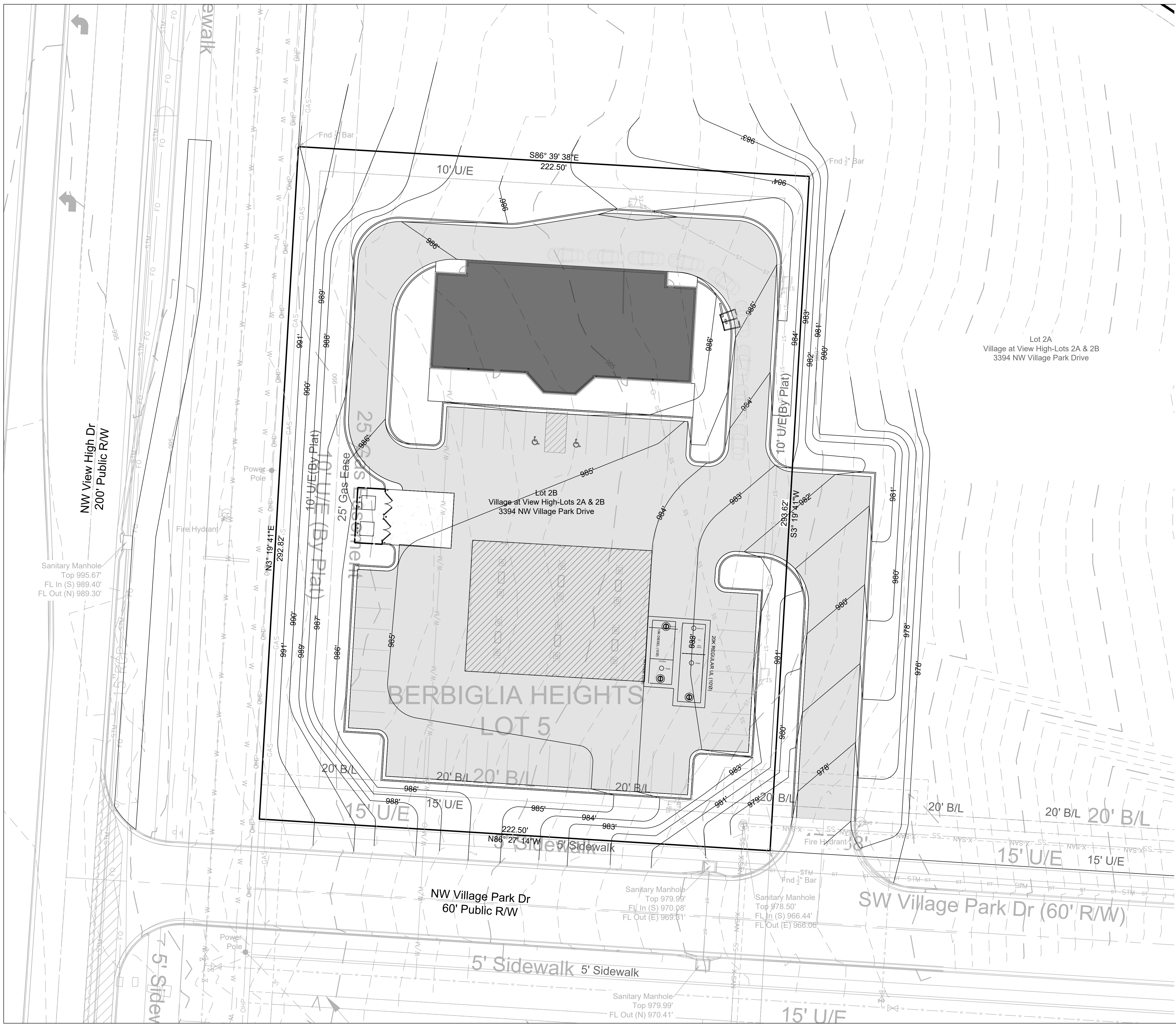
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DEVELOPMENT SITE PLAN
Construction Plans for:
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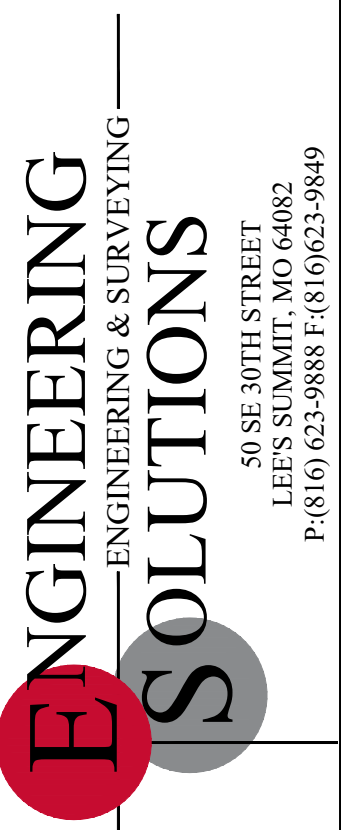


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KS PE 19071
OK PE 255226

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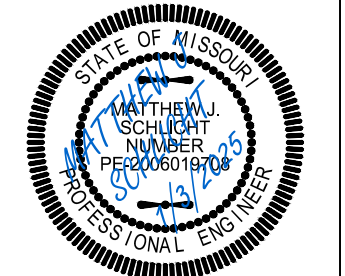
- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.



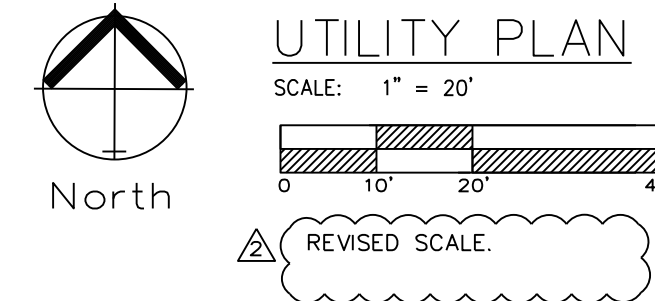
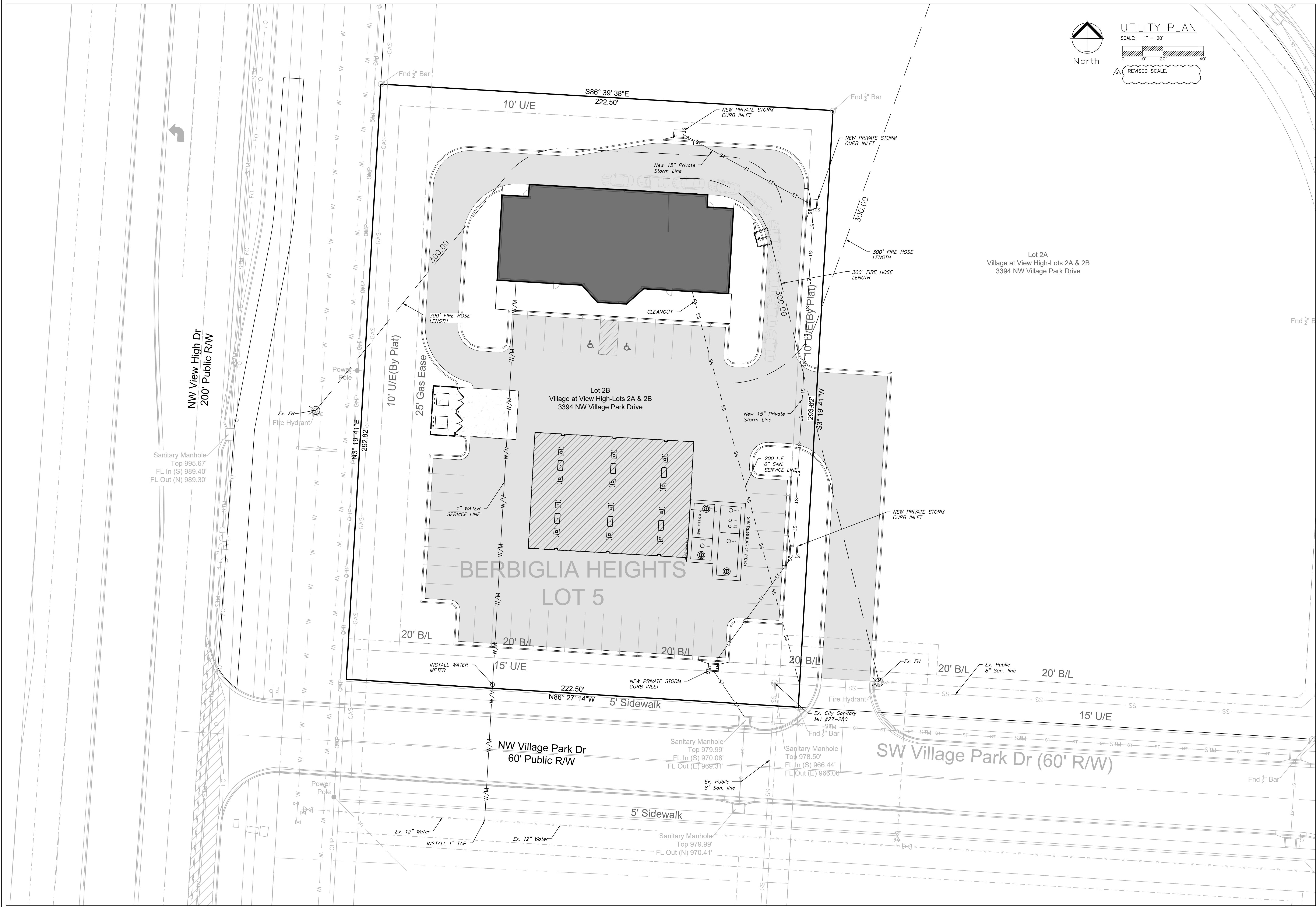
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Project: 3394 NW VILLAGE PARK
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Grading Plan
Construction Plans for:
3394 NW VILLAGE PARK DR
Lee's Summit, Jackson County, Missouri



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ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
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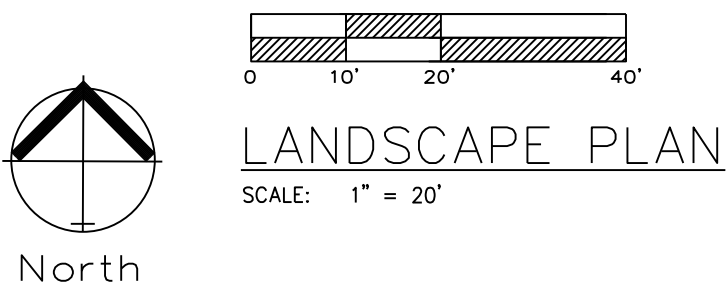
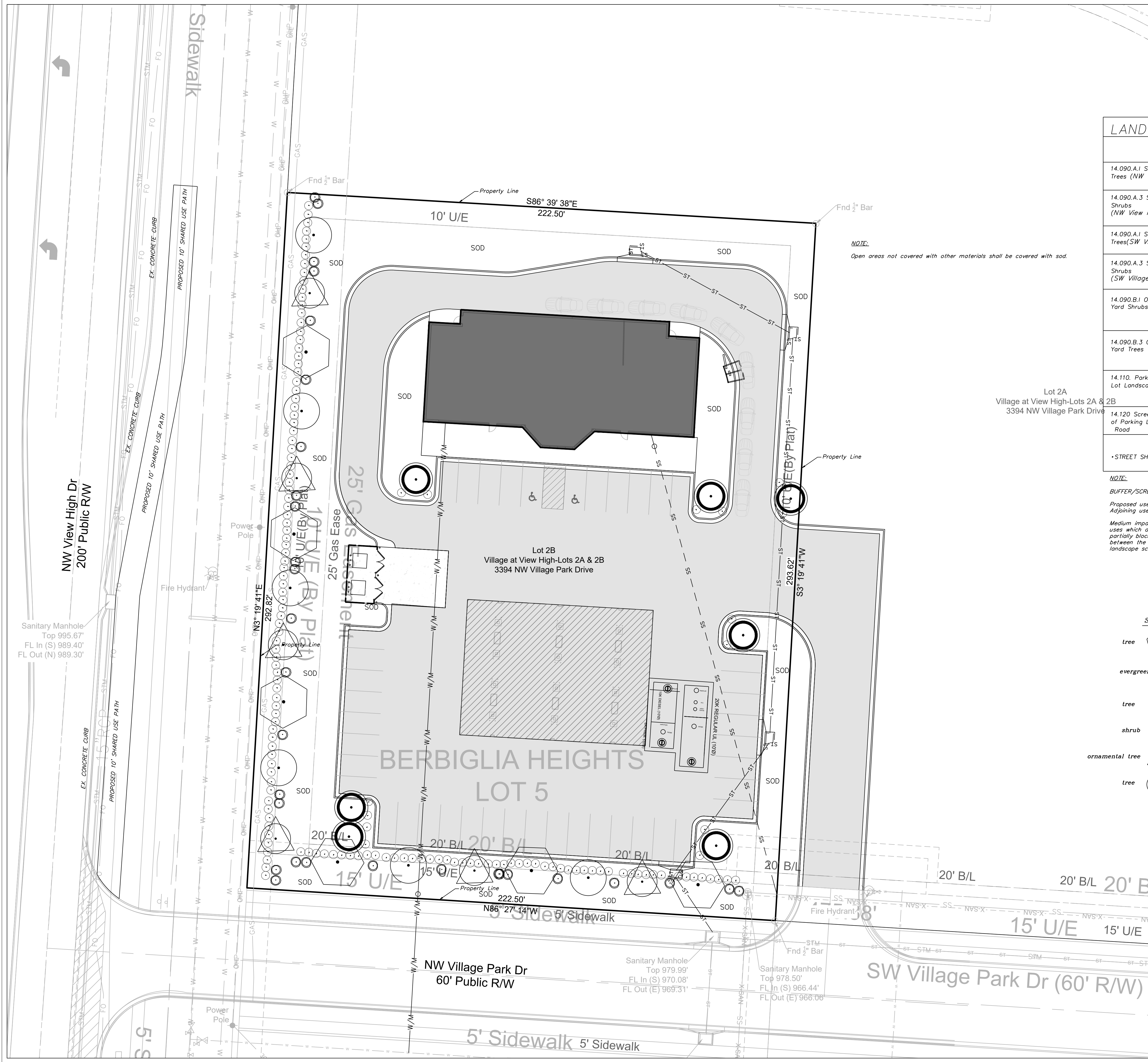
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Utility Plan
Construction Plans for:
3394 NW VILLAGE PARK DR
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 255226
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C. 300



LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NW View High Dr)	1 tree per 30 feet of street frontage	293 ft. of street frontage /30= 10 trees required	11 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW View High Dr)	1 shrub per 20 feet of street frontage	293 ft. of street frontage /20= 15 shrubs required	18 shrubs provided
14.090.A.1 Street Frontage Trees (SW Village Park Dr)	1 tree per 30 feet of street frontage	223 ft. of street frontage /30= 7 trees required	7 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Village Park Dr)	1 shrub per 20 feet of street frontage	223 ft. of street frontage /20= 11 shrubs required	11 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	65,241 sq. ft. of total lot area minus 44,922 sq. ft. of bldg. & parking= 20,319 sq.ft. /5,000 x 2 = 8 shrubs	14 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	65,241 sq. ft. of total lot area minus 44,922 sq. ft. of bldg. & parking= 20,319 sq. ft./5,000 = 4 trees	7 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles &; drives); 1 island at end of every parking bay, min. 9' wide	38,254 sq. ft. of parking area x .05 = 1,912 sq. ft. of landscape parking lot islands required	1,933 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	296 linear feet/40 x 12 89 shrubs required.	134 shrubs provided
* STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

NOTE:
BUFFER/SCREEN REQUIRED BETWEEN LAND USES
Proposed use PMIX
Adjoining use PMIX
Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

PLANTING SCHEDULE:
IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	6	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	29	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	6	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	148	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot
ornamental tree	6	SC	SPRING SNOW CRABAPPLE MALUS SP "SPRING SHOW"	1.5" CAL
tree	6	CG	COLORADO GREEN SPRUCE PICEA PUNGENS	2.5" CAL

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LANDSCAPE PLAN
Construction Plans for:
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Lee's Summit, Jackson County, Missouri

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L.100

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL SHALL FIRST BE INSPECTED AND APPROVED BY THE CITY OF CHICAGO'S ARBORICULTURE DIVISION. PLANT MATERIAL STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z603.1-2004.
2. ALL PLANT MATERIALS CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH TO A DEPTH OF 3".
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SUFFICIENTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER PLANTING. TREES, SHRUBS AND TWIGG AWAITING PLANTING: BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING PERIODS OF DRY WEATHER, LEAVES OF PLANTS SHOULD BE SPRAYED WITH ANTI-TRANSPIRANT. TREES AND SHRUBS: WINDBURN. REPEATLY ANTI-DESCENDANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT BALLS ARE FULLY EXPOSED TO SOIL.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO NEARLY HORIZONTAL, BUT NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE PLANTING. THE CITY OF CHICAGO WILL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF PLANTS CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

7. ALL LAWN AREAS TO BE SODDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO, ILLINOIS, AND THE DISTRICT OF COLUMBIA, D.C.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER CONTENT.
11. PLANT BEDS TO BE "MOUND"ED. PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. MULCH SHALL BE 3" DEEP. MULCH SHALL BE APPLIED TO ALL AREAS FOR 500' AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE, WATER GREATER THAN 1".
13. ALL PLANT MATERIALS SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS SUCH. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 30" WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG AREAS ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EROSION IS REQUIRED TO BE PREVENTED.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND NEED INSURE THE PROJECT.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) SHALL BE IRRIGATED BY SPRINKLER SYSTEM.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING, PIPE AND CONTROL VALVES. ALL IRRIGATION PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

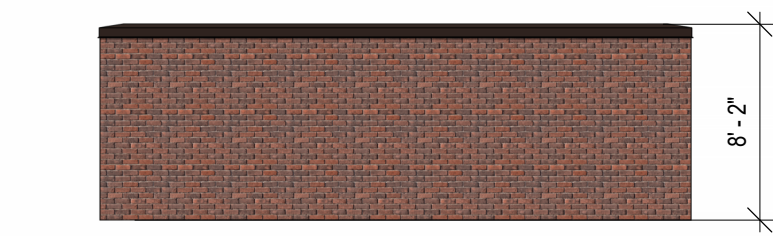
- SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.

NTS

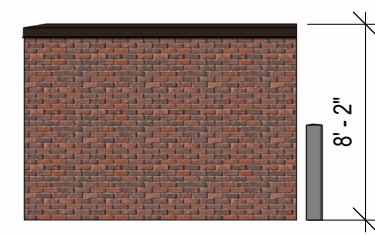
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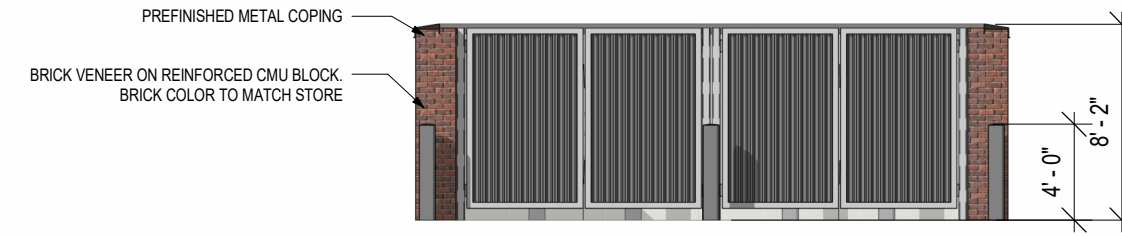
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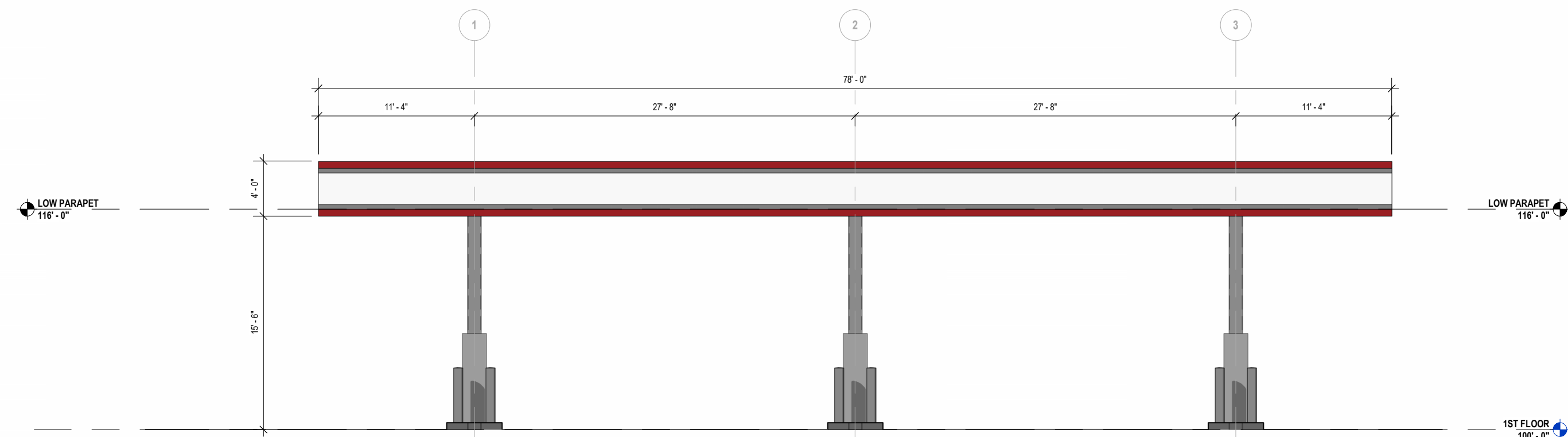
9 TRASH ENCLOSURE - REAR
1/8" = 1'-0"



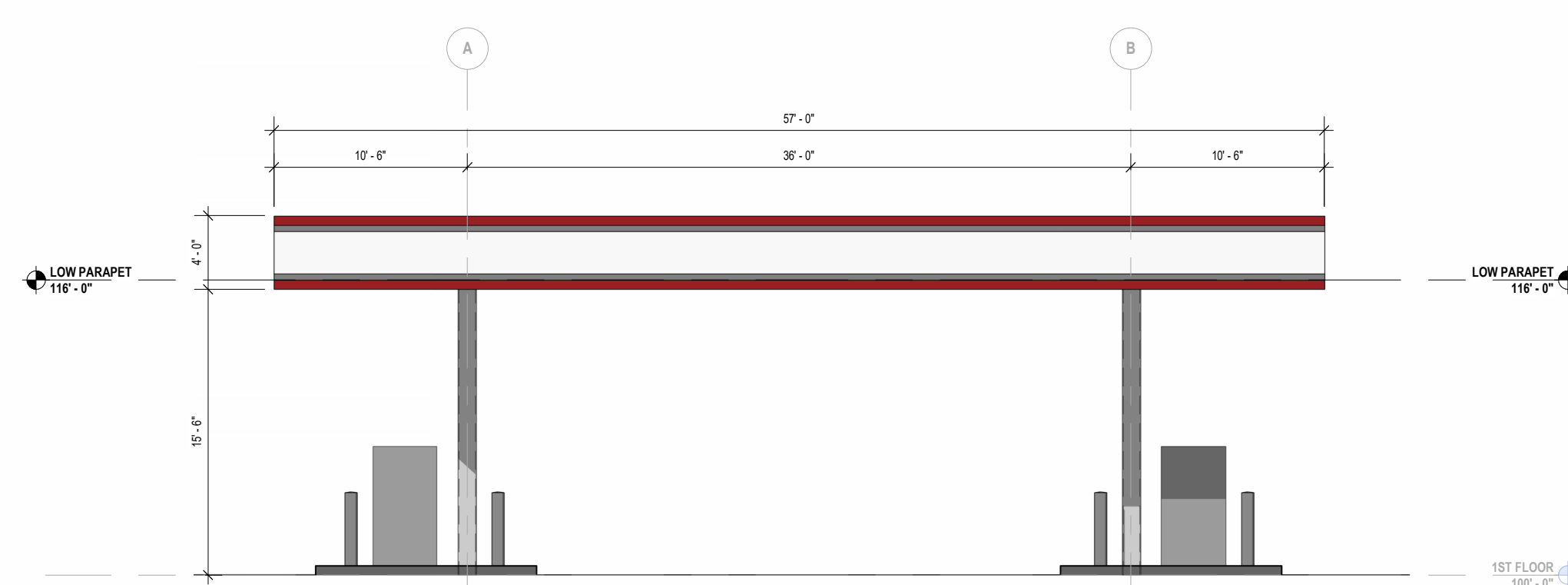
8 TRASH ENCLOSURE - SIDE
1/8" = 1'-0"



7 TRASH ENCLOSURE - FRONT
1/8" = 1'-0"



6 ELEVATION - CANOPY SIDE
1/8" = 1'-0"



5 ELEVATION - CANOPY END
1/8" = 1'-0"



4 ELEVATION - EAST
1/8" = 1'-0"



3 ELEVATION - NORTH
1/8" = 1'-0"



1 ELEVATION - SOUTH
1/8" = 1'-0"



2 ELEVATION - WEST
1/8" = 1'-0"